



HAMPDEN TOWN COUNCIL MEETING
HAMPDEN MUNICIPAL BUILDING
AGENDA

.....
MONDAY
.....

.....
OCTOBER 18, 2021
.....

.....
6:00 P.M.
.....

- A. PLEDGE OF ALLEGIANCE
- B. APPROVAL OF THE AGENDA
- C. CONSENT AGENDA
 - 1. SIGNATURES
 - 2. COUNCIL MINUTES
 - 3. COMMUNICATIONS
 - a. Renewal Victualer's License – Peter Erickson, dba Erickson's Hardware.
 - b. Renewal Victualer's License – Lorraine Wilbur & Lynda Nowell, dba Coffee Break Café.
 - c. Press Release Award of Safety Enhancement Grant.
 - d. BlueWave Notice of Public Information Meeting and Intent to file Application Hampden Solar Project.
 - 4. COMMITTEE MINUTES
- D. PUBLIC COMMENTS
- E. POLICY AGENDA
 - 1. NEWS, PRESENTATIONS & AWARDS
 - a. Spectrum's presentation on Broadband intentions in Hampden, *presented by Melinda Kinney.*
 - 2. PUBLIC HEARINGS
 - a. Proposed Shoreland Zoning Map Amendment.

Note: Council will take a five-minute recess at 8:00 p.m.

.....
MONDAY

OCTOBER 18, 2021

6:00 P.M.

AGENDA
.....

3. NOMINATIONS – APPOINTMENTS – ELECTIONS

- a. Appointment of Benjamin A. Dunham for a term ending 12/31/2025 to the Planning Board to fill the unexpired term of Ryan Bickford, due to Ryan's resignation.
- b. Reappointment of Julie A. Johnson for a three-year term to the Board of Appeals.

F. COMMITTEE REPORTS

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- a. Request for Council authorization to expend \$18,000.00 from Personnel Reserves (G3-733-00) to reimburse the Town of Orono for the training costs associated with Officer Adam Oko's graduation for the Basic Law Enforcement Training Program at the Maine Criminal Justice Academy in December of 2018, *requested by Christian Bailey, Director of Public Safety.*
- b. Conveyance of town owned property to abutter Robert and Moira Meyers, identified as a buffer within the Nason Knoll Subdivision and further identified as map 5 lot 48-10, for the amount of \$2,500.00, to pay no fees for the legal work and deed recording, and with the covenant prohibiting the building of any structure on said lot.
- c. Council action on a service charge abatement for the Housing Foundation in the amount of \$22,419.35.
- d. Council action on a service charge abatement for OHI-George Street in the amount of \$1,934.91.
- e. Council action on a service charge abatement for the OHI – Patterson Road in the amount of \$1,948.23.
- f. Council review and approval of the proposed FY22 Service Charges, *requested by David Johnson, Deputy Treasurer.*
- g. Request for Council authorization to expend the amount of \$2,000.00 from Library Reserve Account 3-763-00 for the remaining repair of the library roof.
- h. Request for Council authorization for the expenditure of \$9,464.00 from Recreation Area Reserve to pay Hampden Electric.
- i. To see if the Town of Hampden will vote to adopt the provisions of 5 MRSA section 18252-C (PL 202, Chapter 286) as allowed by MainePERS Rule Chapter 803.

Note: Council will take a five-minute recess at 8:00 p.m.

.....
MONDAY

OCTOBER 18, 2021

6:00 P.M.
.....

AGENDA

j. To authorize the Town Manager to sign the amended Agreement between the
Town of Hampden and the MainePERS.

I. MANAGER'S REPORT

J. COUNCILOR'S COMMENTS

K. ADJOURNMENT

Note: Council will take a five-minute recess at 8:00 p.m.

FOR THOSE THAT WISH TO PARTICIPATE IN THE
REMOTE HAMPDEN TOWN COUNCIL
WORKSHOP ON OCTOBER 18, 2021 AT 6:00 PM
YOU MAY PHONE IN USING THE FOLLOWING
NUMBER (FOLLOWED BY THE PIN #)

1-401-684-2868 PIN 692 396 303#

OR-

FROM A LAPTOP OR A DESKTOP, YOU MAY GO
TO THIS URL: [https://meet.google.com/
mpj-pttc-mbt?hs=122&authuser=0](https://meet.google.com/mpj-pttc-mbt?hs=122&authuser=0) AND JOIN
US THAT WAY

**INSTRUCTIONS ARE POSTED WITH THE AGENDA
AND SEPARATELY ON THE TOWN CALENDAR AT
WWW.HAMPDENMAINE.GOV**

Using Google Meet to Participate in Hampden Town Council Remote Meetings

How to join:

1. Town Council members will receive an email or a Google Calendar Invite with a link to join the meeting.
2. People interested in joining will need to go to the link posted on the town events calendar at www.hampdenmaine.gov.
3. Anyone can also join for audio-only participation by calling the number provided on the town events calendar and then entering the PIN provided followed by the # symbol.

Protocols for Remote Meetings:

1. Log in or call in at least 5 minutes before scheduled start of meeting.
2. For the audio portion, use either your phone or your computer microphone, not both.
3. Mute your phone or computer mic unless speaking. Remember to un-mute if you want to speak. To mute or unmute in Google Meet, click on the little microphone icon at the bottom of the screen; note you may need to move your mouse pointer around the bottom of your screen to get the bottom bar to appear.
4. Speak up if using a computer microphone or if using the speaker function on your telephone.
5. Do not rustle papers in front of your mic unless it's muted. Please minimize background noise.
6. If you're referring to a document, identify it including page or sheet number.
7. If using the video function, have a light source in front of you if possible. Try to avoid backlighting.
8. If you want to look good, have your camera mounted at eye level or above. Look at yourself on screen to check the lighting, camera position, what's in the background, etc. In Google Meet, you can do this "video check" when you open the program before you join the meeting.
9. If you are participating by audio only, identify yourself when speaking.
10. ALL votes will be by roll call.
11. After the meeting is adjourned, click on the red phone icon on the bottom bar to leave the meeting, or (obviously) just hang up the phone if that is how you are participating.

For detailed instructions on using Google Meet, please refer to their website:

support.google.com/a/users/answer/9282720?hl=en

C-3-a

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
email: clerk@hampdenmaine.gov

October 7, 2021

Erickson's Hardware
Peter Erickson
13 Main Rd North
Hampden, ME 04444

RE: Victualer's license

To Whom It May Concern:

Your application for your Victualer's License has been approved. Accordingly, I am enclosing the license, which under Section 5.C of the Town of Hampden Victualer's Ordinance, must be displayed in a place within the establishment where it can be readily viewed by any member of the public.

Please call if you have any questions.

Sincerely,

Jennifer Mahon
Deputy Town Clerk

VICTUALER'S LICENSE CERTIFICATE

No. 2021-15

MUNICIPALITY OF HAMPDEN, MAINE

To all whom these presents may concern: Date: October 7, 2021

KNOW YE, that Peter Erickson,

doing business as Erickson's Hardware

has been duly licensed as a Victualer at 13 Main Rd North

in the Municipality of Hampden by said Municipality until October 7, 2022,

and has paid to the Municipal Treasurer the fee of \$ 100.00.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
email: clerk@hampdenmaine.gov

October 5, 2021

Coffee Break Cafe
Lorraine Wilbur & Lynda Nowell
75 Main Rd North
Hampden, ME 04444

RE: Victualer's license

To Whom It May Concern:

Your application for your Victualer's License has been approved. Accordingly, I am enclosing the license, which under Section 5.C of the Town of Hampden Victualer's Ordinance, must be displayed in a place within the establishment where it can be readily viewed by any member of the public.

Please call if you have any questions.

Sincerely,

Gayle C. Decker

VICTUALER'S LICENSE CERTIFICATE

No. 2021-14

MUNICIPALITY OF HAMPDEN, MAINE

To all whom these presents may concern: Date: October 5, 2021

KNOW YE, that Lorraine Wilbur & Lynda Nowell,

doing business as Coffee Break Café

has been duly licensed as a Victualer at 75 Main Rd North

in the Municipality of Hampden by said Municipality until October 5, 2022,

and has paid to the Municipal Treasurer the fee of \$ 100.00.

Authorized Municipal Officer Town Clerk

Press Release
For Immediate Release

Officials for the **Town of Hampden** are pleased to announce that they have been awarded a Safety Enhancement Grant by the Maine Municipal Association Workers Compensation Fund in the amount of **\$1,074.30**.

The Ed MacDonald Safety Enhancement Grants and Scholarship Grants provide financial assistance to members of the MMA Workers Compensation Fund to purchase safety equipment or services to assist in reducing the frequency and severity of workplace injuries. The grant programs are designed to prevent injuries and improve workplace safety our Maine employees. The reduction in employee injuries also benefits the taxpayers by lessening lost hours at work, cost of claims and potential overtime expenses for employees who might have to fill in for injured co-workers.

The Maine Municipal Association has been awarding Safety Grants to members of the Workers' Compensation fund since 1999. The Ed MacDonald Safety Enhancement Grants and Scholarships are an example of a successful partnership that has been preventing workplace injuries by bestowing more than ***\$5.5 million*** in the funding of ***4,275*** Safety Enhancement Grants and ***500*** Scholarship Grants. Together we are building safe communities.

For more information about Maine Municipal Association Risk Management Service programs, including Safety Enhancement Grant eligibility and applications, please visit **www.memun.org** and click on the Risk Management Services link, or call 1-800-590-5583.

C-3-d

BLUEWAVE

October 5, 2021

**RE: Notice of Public Information Meeting and Intent to File Application
Hampden Solar Project**

Dear Neighboring Property Owner:

Please take note that BWC Jimmie Pond, LLC, an affiliate of BlueWave Solar at 111 Huntington Avenue, Suite 650, Boston, MA 02199 (617-681-4346), will be holding a public informational meeting regarding the proposed Hampden Solar Project ("Solar Project"). The Applicant is also providing notice that state environmental permits will be filed soon after this meeting. We have enclosed a map to assist you in locating the Solar Project.

The Solar Project as proposed is an approximately 6.79 megawatt photovoltaic solar energy generation facility to be located off of Route 202, south of Ammo Industrial Park, in Hampden, Maine. The Solar Project is anticipated to occupy approximately 36 acres of this land, and will include ground mounted photovoltaic panels, access roads, small electrical equipment pads, and fencing.

A public informational meeting will be held by the Applicant to inform the public of the project and its anticipated environmental impacts and to educate the public about the opportunities for public comment on the project. This meeting will be held on October 21, 2021 from 7pm to 8pm. Participation will be through Zoom, on-line at <https://zoom.us/join> or phone at (312) 626-6799. The meeting ID will be 868 0528 1717, Passcode: 696526

Following the meeting, BWC Jimmie Pond, LLC intends to file applications with the Maine Department of Environmental Protection under the Site Location of Development Law (38 M.R.S.A. § § 481-490; DEP Regulations Chapters 371-377) and, if needed, the Natural Resources Protection Act, 38 M.R.S.A. §§ 480-A to 480-JJ, and Clean Water Act Water Quality Certification, 33 U.S.C. § 1251 on or about October 28, 2021.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Maine Department of Environmental Protection in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

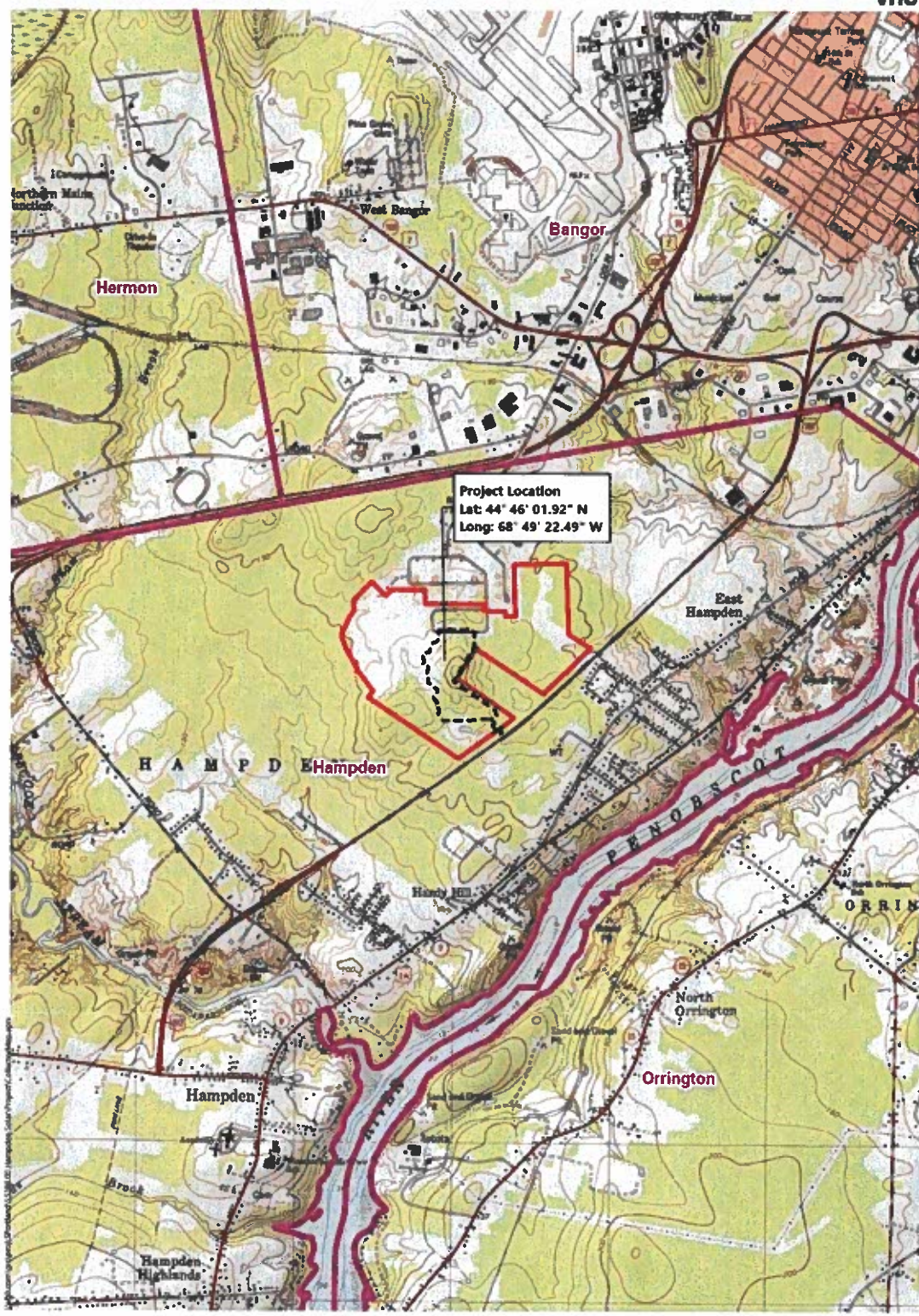
The application will be filed for public inspection at the Department of Environmental Protection's office in Bangor during working normal hours. A copy of the application may also be seen at the municipal offices in Hampden, Maine. Due to the on-going COVID-19 health crisis, we request that you please contact the Department office or the Town Office in advance to confirm accessibility. Public comments on the application may be sent to the Maine Department of Environmental Protection, 106 Hogan Road, Bangor, Maine 04401.

Please do not hesitate to contact me if you have any questions. I can be reached by phone at (617) 681-4346 or by email at arobertson@bluewavesolar.com.

Regards,

Alan Robertson

Alan Roberson
BlueWave Solar



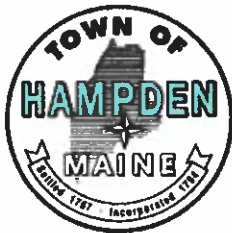
BLUEWAVE Solar Farm

Hampden, Maine

- Limit of Work
- Property Boundary
- Town Boundary

USGS Project Overview Map
Figure 1-1
May 11, 2021

E-1-a



Town of Hampden
Economic Development

MEMORANDUM

To: Town Council

From: Amy Ryder, Economic Development Director

Date: October 14, 2021

RE: Spectrum Service

Melinda Kinney from Spectrum had reached out to the county commissioner in September to inquire about Hampden and broadband. We let Andre Cushing know we had tried to contact her in the past with no response. (February 8th, 2021)

With his facilitation, I was able to get in touch with her recently and she sat down with Paula and myself to go over Spectrum's intentions in Hampden.

In the meeting on October 4th, she stated that they would not be running fiber through Hampden, only increasing their current cable speed, but that they would build out the part of town with cable that currently is only offered TDS DSL.

She is here tonight to speak to you as well to let you know their intentions and answer any questions.

Thank you,

Amy Ryder



**Town of Hampden
Land & Building Services**

**Memorandum
Shoreland ZMA – Patterson Rd; Tax Map/Lot 05-0-038**

To: Town Council
From: Clifton J. Iler, AICP, Town Planner
CC: Paula Scott, Town Manager
 Ryan M. Carey, Code Enforcement Officer
Date: October 18, 2021
RE: Shoreland Zoning Map Amendment – Patterson Rd; Tax Map/Lot 05-0-038

The Town of Hampden received a Shoreland Zoning Map Amendment request for Tax Map/Lot 05-0-038 on Patterson Rd on July 13, 2021. The application requested an appeal to change the shoreland zoning designation from Resource Protection to Limited Residential.

Upon review of the application, the Town of Hampden decided to pursue clarification and redesignation of the subject parcel with Maine DEP. The lot in question contains a wetland area classified as PEM1/ABFb on the USFWS NWI. The area is 10.75 acres. Staff inquired with Maine DEP on July 15, 2021 to redesignate the lot based on the definitions below.

Our SZO states (13.A.3), in part, that a resource protection area contains:

“Areas of two or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not surficially connected to a water body during the period of normal high water.”

The definition, in part, of a freshwater wetland in our ordinance is:

“...are 10 or more contiguous acres; or less than 10 contiguous acres and are adjacent to a surface water body, excluding any river, stream or brook, such that in a natural state, the combined surface area is in excess of 10 acres; and...”

Since then, the Town has obtained new shapefiles from USFWS NWI to update shoreland zoning maps for the subject property. This data has determined that the wetlands on the subject property are a mixture of Freshwater Emergent Wetland and Freshwater Forested/Shrub Wetland. Using the above definitions, this contiguous area would classify the buffer area as Limited Residential.

It is understood that the 250-foot Limited Residential buffer would still be subject to the 250-foot buffer for Inland Waterfowl/Wading Bird Habitat (IWWH) under NRPA. However, there would no longer be the 250-foot Resource Protection Area surrounding the wetland on the subject parcel.

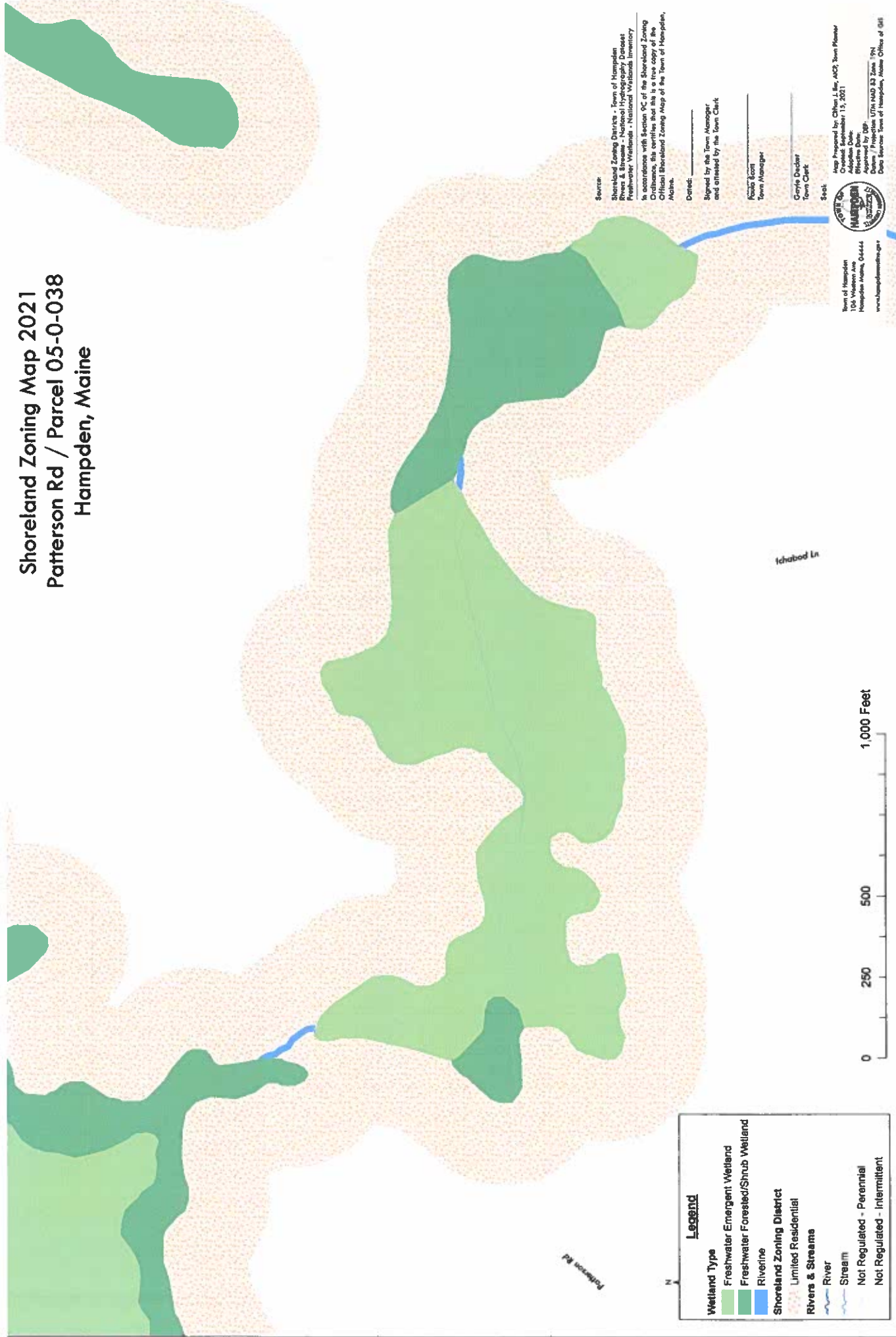
A draft Shoreland Zoning Map for the subject parcel was sent to Maine DEP for review on August 12, 2021 and was tentatively approved on September 1, 2021. The requested edits were made and incorporated into the final version for the Town Council.

Included with this letter is an updated Shoreland Zoning Map for Tax Map/Lot 05-0-038 on Patterson Rd for your review. If voted to approve by the Town Council, the Town Clerk will attest and sign the approved Shoreland Zoning Map and resubmit to Maine DEP to keep on file.

Sincerely,

Clifton J. Iler, AICP
Town Planner
Town of Hampden

Shoreland Zoning Map 2021 Patterson Rd / Parcel 05-0-038 Hampden, Maine



TOWN OF HAMPDEN

Public Notice
Town Council

The Hampden Town Council will hold a public hearing under the provisions of Section 8 and Section 9 of the Hampden Shoreland Zoning Ordinance on Monday, October 18, 2021, at 6:00 pm in the Town Council Chambers at the Town Offices, 106 Western Ave, Hampden, ME. The proposed Shoreland Zoning Map Amendment includes parcel 05-0-038, a 39-acre parcel located on Patterson Road. This request has been filed by the Town of Hampden. Interested parties may review the amendment at the Town Offices during regular business hours, or online at the Town's website, Public Notices & Bids. If you do not have access to the website, you may request a copy of the Shoreland Zoning Map Amendment to be emailed or mailed to you by calling 862-4500 x136 and leaving a message including your email address or mailing address.

Legal Notices

TOWN OF HAMPDEN

PUBLIC NOTICE TOWN COUNCIL

The Hampden Town Council will hold a public hearing under the provisions of Section 8 and Section 9 of the Hampden Shoreland Zoning Ordinance on **Monday, October 18, 2021, at 6:00 pm** in the Town Council Chambers at the Town Offices, 106 Western Ave, Hampden, ME. The proposed Shoreland Zoning Map Amendment includes parcel 05-0-038, a 39-acre parcel located on Patterson Road. This request has been filed by the Town of Hampden. Interested parties may review the amendment at the Town Offices during regular business hours, or online at the Town's website, Public Notices & Bids. If you do not have access to the website, you may request a copy of the Shoreland Zoning Map Amendment to be emailed or mailed to you by calling 862-4500 x136 and leaving a message including your email address or mailing address.

Sept. 27, Oct. 8, 2021



Check One: ☒ Initial Ap E-3-a
☐ Reappointment Application

TOWN OF HAMPDEN
APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Dunham Benjamin A
LAST FIRST MI

ADDRESS: 344 Main Rd. South Hampden 04444
STREET TOWN ZIP

MAILING ADDRESS (if different): _____

TELEPHONE: 207-356-9457 207-814-0286
HOME WORK

EMAIL: Amosdunham78@Outlook.com

OCCUPATION: Energy Auditor / Project Coordinator

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Planning Board

SECOND CHOICE (OPTIONAL): _____

How would your experience, education and/or occupation be a benefit to this board or committee? Make Management of Construction

Projects both residential and commercial

Are there any issues you feel this board or committee should address, or should continue to address? The growth and preservation of our

town to best serve its Residents desires

3 YEAR

BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA HOIT MEMORIAL POOL
HARBOR COMMITTEE

DYER LIBRARY
RECREATION COMMITTEE
BOARD OF APPEALS
HISTORIC PRESERVATION COMMISSION

5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY

Date Application Received: 10-14-2021

COUNCIL COMMITTEE ACTION: _____ DATE: _____

COUNCIL ACTION: _____ DATE: _____

☒ NEW APPT ☐ REAPPOINTMENT DATE APPOINTMENT EXPIRES: 12-31-2025

[Quoted text hidden]

Wanda Libbey <Wanda@hampdenmaine.gov>
To: Ryan Bickford <dirigogk207@gmail.com>

Mon, Sep 20, 2021 at 3:17 PM

If you don't mind sending it again that would be great.

Thank you,

Wanda Libbey
Administrative Assistant
Town of Hampden
(207) 862-3034

[Quoted text hidden]

Ryan Bickford <dirigogk207@gmail.com>
To: Wanda Libbey <Wanda@hampdenmaine.gov>

Thu, Oct 7, 2021 at 10:52 AM

Wanda, u haven't heard of you got my email so I will just type it out here if that's okay.

I am formally resigning for the Hampden Planning Board due to time and life conflicts. Sorry I was only able to make the 1 meeting and held up a chair.

Ryan Bickford
[Quoted text hidden]

Wanda Libbey <Wanda@hampdenmaine.gov>
To: Ryan Bickford <dirigogk207@gmail.com>

Tue, Oct 12, 2021 at 6:47 AM

Good Morning Ryan,

Thank you and have a wonderful day.

Wanda Libbey
Administrative Assistant
Town of Hampden
(207) 862-3034

[Quoted text hidden]



Check One:

☒ Reappointment Application

E-3-B

TOWN OF HAMPDEN

APPLICATION FOR TOWN BOARDS AND COMMITTEES

NAME: Johnston Julie A
LAST FIRST MIADDRESS: 200 Mayo Rd Hampden 04444
STREET TOWN ZIP

MAILING ADDRESS (if different): _____

TELEPHONE: 207/951-0852 _____
HOME WORKEMAIL: julie.johnston085@gmail.comOCCUPATION: not employed

BOARD OR COMMITTEE PREFERENCE:

FIRST CHOICE: Board of AppealsSECOND CHOICE (OPTIONAL): Planning board

How would your experience, education and/or occupation be a benefit to this board or committee? _____

25 years of customer service experience working for Wayfair, L.L.Bean, and MBNA. US Army veteran.

Are there any issues you feel this board or committee should address, or should continue to address? _____

Signature: Julie Johnston

3 YEAR

BOARD OF ASSESSMENT REVIEW
PERSONNEL APPEALS BOARD
LURA E. HOIT MEMORIAL POOL
HARBOR COMMITTEEEDYTHE L. DYER LIBRARY
RECREATION COMMITTEE
BOARD OF APPEALS
HISTORIC PRESERVATION COMMISSION5 YEAR
PLANNING BOARD

FOR TOWN USE ONLY

Date Application Received: 10-14-21

COUNCIL COMMITTEE ACTION: _____ DATE: _____

COUNCIL ACTION: _____ DATE: _____

____ NEW APPT ☒ REAPPOINTMENT DATE APPOINTMENT EXPIRES: _____



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: 10/01/2021
RE: Personnel Reserve Request

Pursuant to Title 25, Chapter 341 § 2808 (3), when a Maine municipality hires a police officer who was trained at the Maine State Police Academy within five years of graduation, the hiring agency shall reimburse the original department the cost of the academy.

In February of this year, one of our former officers went to work for the City of Old Town and we were reimbursed the expenses we incurred for her academy training in the amount of \$18,000. As requested by staff, you authorized the receipt of those funds into the Personnel Reserve in the event that we would have to "buy out" or send for training her replacement. This officer's replacement is academy trained and we now have to reimburse the former municipality.

We are requesting the expenditure of \$18,000 from the Personnel Reserve to reimburse Orono for academy training.



Hampden Public Safety
106 Western Ave
Hampden, ME 04444
207-862-4000
207-862-4588 Fax



Deputy Chief Scott Webber
swebber@hampdenmaine.gov

Chief Christian Bailey
Director of Public Safety
cbailey@hampdenmaine.gov

Deputy Fire Chief Jason Lundstrom
firedc@hampdenmaine.gov

MEMORANDUM

TO: Paula Scott, Town Manager
FROM: Christian Bailey, Director of Public Safety
RE: Reimbursement to the Town of Orono
DATE: October 1, 2021

I am requesting \$18,000 from Personnel Reserves (G3-733-00) to reimburse the Town of Orono for the training costs associated with Officer Adam Oko's graduation from the Basic Law Enforcement Training Program at the Maine Criminal Justice Academy in December of 2018. Officer Oko was hired by the Hampden Police Department in April of 2021. This is a statutory requirement when a full-time law enforcement officer is hired by another agency within five years of graduation from the Maine Criminal Justice Academy.

See attached reimbursement rates and statutory reference.

Current Account Status

G 3-733-00 RESERVE ACCT / PERSONNEL

-70,928.47 = Beg Bal
-29.88 = Adjust

-116.77 = YTD Net
0.00 = YTD Enc

-71,075.12 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	29.88
07	0210		07/31/21		Personnel	R GJ	0.00	77.98
08	0378		08/31/21		Personnel	R GJ	0.00	38.79
Totals-							0.00	146.65

Monthly Summary

Month	--Regular Entries--		--Balance Entries--	
	Debits	Credits	Debits	Credits
July	0.00	77.98	0.00	29.88
August	0.00	38.79	0.00	0.00
Totals	0.00	116.77	0.00	29.88

TOWN OF ORONO INVOICE



A0000195

HAMPDEN POLICE DEPARTMENT
106 WESTERN AVE
HAMPDEN, ME 04444

PLEASE REMIT TO:

Town of Orono
c/o Accounts Receivable
59 Main St
Orono, ME 04473

Invoice Number

212220032

Invoice Date

09/23/2021

Account Number

0195

Invoice Amount

18,000.00

Please detach and return this portion of the invoice with payment. When sending a check, be sure to include a phone number.

All invoices with outstanding balances after 30 days will be charged
a 1.5% interest rate on the remaining amount.

DATE	Description	Unit Cost	Quantity	Amount
09/23/2021	MCJA REIM-ADAM OKO	18,000.00	1.00	18,000.00
	Acct. No. _____			
	Date _____			
	Initials _____			
	Description _____			
	Invoice Total			18,000.00

Acct. No. G 3-733-00
Date 9-27-21
Initials SM
Description MCJA Reim-OKO
Amount 18,000

Basic Law Enforcement Training Program Reimbursement Rates

The MCJA Board of Trustees approved at the December 2, 2005 meeting what the 2006 reimbursement rates for BLETP Academy training would be, effective January 1, 2006 and that the rates are adjusted annually by the Consumer Price Index-All Urban Consumers (CPI-U) – Northeast Region. The 2007 rates reflected a 4.5% increase, the 2008 rates reflected a 3.6%, the 2009 rates reflected a 2.6% increase, and the 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017 and 2018 rates reflected a 0.0% increase. On July 13, 2018, the Board voted to raise the 2019 rate after a new training cost survey was completed, which reflected a 33.3% increase. 2020 reflect a 1.5 % increase.

When calculating which rate to use, it must be the rate in the year that the officer graduated from the Basic Law Enforcement Training Program (BLETP). **For example:** if an officer graduated from the 33rd BLETP on December 15, 2017 and that officer was hired on July 1, 2019 by another agency, the rate would be Year 2 of the 2017 rate or \$24,000.

2015 Rates

<u>Year</u>	<u>New Rates Effective 1/1/15</u> <u>(0.0% increase)</u>
1	\$ 30,000
2	\$ 24,000
3	\$ 18,000
4	\$ 12,000
5	\$ 6,000

2016 Rates

<u>Year</u>	<u>New Rates Effective 1/1/16</u> <u>(0.0% increase)</u>
1	\$ 30,000
2	\$ 24,000
3	\$ 18,000
4	\$ 12,000
5	\$ 6,000

2017 Rates

<u>Year</u>	<u>New Rates Effective 1/1/17</u> <u>0.0% increase)</u>
1	\$ 30,000
2	\$ 24,000
3	\$ 18,000
4	\$ 12,000
5	\$ 6,000

2018 Rates

<u>Year</u>	<u>New Rates Effective 1/1/18</u> <u>(0.0% increase)</u>
1	\$ 30,000
2	\$ 24,000
3	\$ 18,000
4	\$ 12,000
5	\$ 6,000

2019 Rates

<u>Year</u>	<u>New Rates Effective 1/1/19</u> <u>(33.3% increase)</u>
1	\$ 40,000
2	\$ 32,000
3	\$ 24,000
4	\$ 16,000
5	\$ 8,000

2020 Rates

<u>Year</u>	<u>New Rates Effective 1/1/20</u> <u>(1.5% increase)</u>
1	\$ 40,600
2	\$ 32,480
3	\$ 24,360
4	\$ 16,240
5	\$ 8,120

Title 25: INTERNAL SECURITY AND PUBLIC SAFETY
Part 8: MAINE CRIMINAL JUSTICE ACADEMY
Chapter 341: THE MAINE CRIMINAL JUSTICE ACADEMY

§2808. Sharing of training costs

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Governmental entity" means the State or any city, town, plantation or county. [PL 1985, c. 506, Pt. A, §50 (NEW).]

B. "Training" means the basic training provided to a full-time law enforcement officer by the Maine Criminal Justice Academy, as described in section 2804-C (../25/title25sec2804-C.html). [PL 2005, c. 331, §29 (AMD).]

C. "Training costs" means a fixed dollar amount determined by the board. In making the determination, the board shall include the following costs:

- (1) The full cost of the salary, including fringe benefits, paid to the officer while in training;
- (2) The full cost of the tuition charged by the Maine Criminal Justice Academy;
- (3) The full cost of uniforms for training and graduation provided to the officer in training; and
- (4) The full cost of the salary, inclusive of overtime, paid to officers to provide police protection that would otherwise have been lost during the absence of the officer in training.

The board shall review the determination of training costs annually, make any necessary adjustments and provide that determination to all law enforcement agencies in the State. [PL 2005, c. 331, §30 (RPR).]

[PL 2005, c. 331, §§29, 30 (AMD).]

2. Reimbursement for training costs.

[PL 2005, c. 331, §31 (RP).]

3. Reimbursement for training costs. Whenever a full-time law enforcement officer, trained at the Maine Criminal Justice Academy at the expense of a particular governmental entity, is subsequently hired by another governmental entity as a full-time law enforcement officer within 5 years of graduation from the academy, the governmental entity shall reimburse the first governmental entity according to the following formula, unless a mutual agreement is reached.

A. If the officer is hired by the other governmental entity during the first year after graduation, that governmental entity shall reimburse the first governmental entity the full cost of the training costs. [PL 1989, c. 521, §13 (NEW).]

B. If the officer is hired by the other governmental entity during the 2nd year after graduation, that governmental entity shall reimburse the first governmental entity 80% of the training costs. [PL 1989, c. 521, §13 (NEW).]

C. If the officer is hired by the other governmental entity during the 3rd year after graduation, that governmental entity shall reimburse the first governmental entity 60% of the training costs. [PL 1989, c. 521, §13 (NEW).]

D. If the officer is hired by the other governmental entity during the 4th year after graduation, that governmental entity shall reimburse the first governmental entity 40% of the training costs. [PL 1989, c. 521, §13 (NEW).]

E. If the officer is hired by the other governmental entity during the 5th year after graduation, that governmental entity shall reimburse the first governmental entity 20% of the training costs. [PL 1989, c. 521, §13 (NEW).]

F. If the officer graduated more than 5 years before subsequently being hired by the other governmental entity, that governmental entity is not obligated to reimburse the first governmental entity. [PL 2005, c. 331, §32 (AMD).]

If the officer is subsequently hired by additional governmental entities within 5 years of graduation from the academy, each of those governmental entities is liable to the governmental employer immediately preceding it for the training costs paid by that governmental entity under this subsection. The extent of financial liability must be determined according to the formula established by this subsection.

[PL 2013, c. 147, §41 (AMD).]

SECTION HISTORY

PL 1985, c. 506, §A50 (NEW). PL 1989, c. 454 (AMD). PL 1989, c. 521, §§11-13, 17 (AMD). PL 1991, c. 581 (AMD). PL 2005, c. 331, §§29-32 (AMD). PL 2013, c. 147, §41 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public.
If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes (mailto:webmaster_ros@legislature.maine.gov) 7 State House Station State House Room 108 Augusta, Maine 04333-0007

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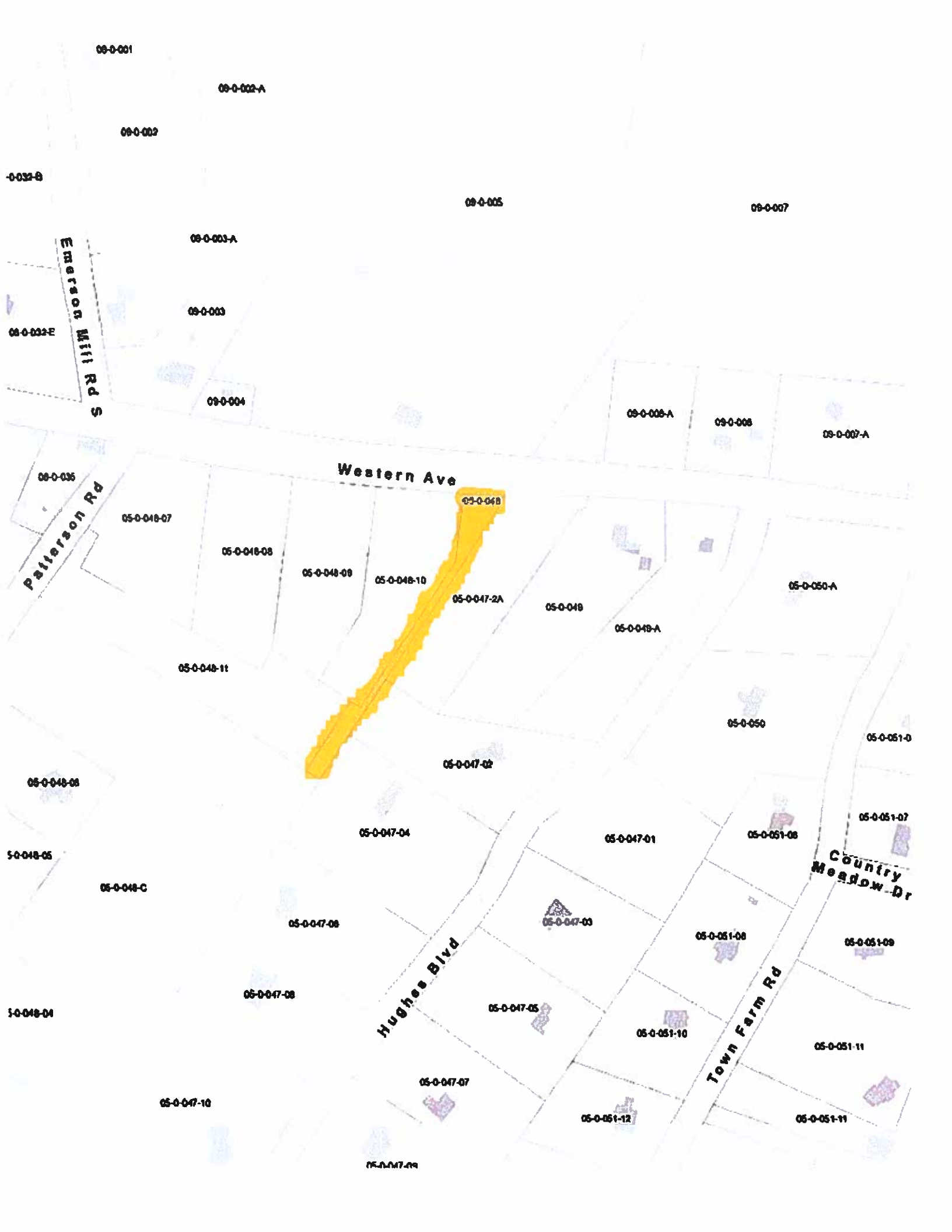
Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: October 14, 2021
RE: Request to purchase town property

As discussed at the workshop, one of our residents, Mr. Meyers, has property on Western Avenue (map 5 lot 48-10) and is purchasing or has purchased by now, property located at map 5 lot 47-2a. He is requesting that the Council might consider selling this property to him in order to obtain proper set backs for building on the adjacent lot.

As clarified in the workshop, after speaking with the Assessor regarding the value of the property, she discovered that it was incorrectly coded as an "original base lot" which is what drove the value that we had on it to \$19,000. In correctly coding it as it should have been, with a "rear lot" or "side lot" designation, the value would only be \$2,100. According to the Assessor, that is a more accurate assessment as nothing can ever be constructed on it and it has no real value except to an abutter, or as open space for the Town. Historically, however, the town really does nothing with open space. Conversely, adding a half an acre to Mr. Meyers lot that he wishes to construct a building on, would increase his property value and tax amount.

Based upon legal work to be paid for by the purchaser as well as the value of the land, a recommendation to consider is \$2,500. Of course, if the Council chooses to convey, it can be for terms you deem advisable.



NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
QUITCLAIM DEED PY

ELIZABETH M. HALPERN, of Mount Desert, Hancock County, Maine, as a gift for non-monetary consideration deemed adequate by both parties, grants and releases to THE INHABITANTS OF THE TOWN OF HAMPDEN, a body politic and corporate, located in Penobscot County, Maine with a mailing address of 106 Western Avenue, Hampden, Maine 04444, a certain lot or parcel of land, together with any improvements thereon, in Hampden, Penobscot County, Maine, more particularly bounded and described as follows:

That parcel designated as Retained Land "A" in a certain Final Subdivision Plan entitled "Halpern Subdivision" and prepared by Civil Engineering Services, Inc., dated July 29, 1991, and recorded in the Penobscot County Registry of Deeds in Plan File D126-91, being a portion of the "Protected Property" described in the Conservation Easement from Elizabeth M. Halpern to the Town of Hampden, dated October 31, 1991, and recorded in said Registry of Deeds in Book 4935, Page 21.

The property conveyed herein is expressly subject to the terms and conditions of said Conservation Easement from Elizabeth M. Halpern to the Town of Hampden, dated October 31, 1991, and recorded in Book 4935, Page 21.

IN WITNESS WHEREOF, Elizabeth M. Halpern has hereunto set her hand and seal this 6 day of September, 2013.

Witness:

Linda L. Parsons

Elizabeth M. Halpern
Elizabeth M. Halpern

Hancock County

STATE OF MAINE

September 6, 2013

Personally appeared the above named Elizabeth M. Halpern and acknowledged before me the foregoing instrument to be her free act and deed.

Linda L. Parsons
Notary Public/Attorney at Law



No Transfer Tax Paid

Print or type name as signed

(EP-00748492-v1)

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds

LISA L. PARSONS
Notary Public, Maine
My Commission Expires July 19, 2015

Poor Original A1
Time of Recording



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: October 14, 2021
RE: Service Charges

Following this memo, you will find the FY22 Service Charge invoices for Council review and approval.

As discussed during the September 7th Council meeting, previously, an organization's gross annual revenues were not considered in calculating the Service Charge; rather, an organization could petition the Council to reduce its Service Charge to ensure that it does not exceed 2% of the organization's gross annual revenues. (See Section 6 of the Ordinance) The Town Council has historically granted those appeals.

You will also find three abatement requests from three entities who paid their charges prior to our billing for FY22. Along with payment, they also provided their financials and requested an abatement. You will see the correct amount that would have been billed based upon their financials indicated on the invoices.

I am asking that you approve the abatement requests as well as approve the Service Charge invoices as presented or amended.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: The Housing Foundation
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: The Housing Foundation

Property Location: 113 Western Avenue
Hampden, Maine 04444

Legal Description: Map 31 Lot 8
Book 4249 Page 321

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 1,915.500

Service Charge Due	\$29,912.35 \$7,493.00	Due Date: November 19, 2021 Paid on 10/12/21 based on Financials and accepted by Council on 10/18/2021
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When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

THE HOUSING FOUNDATION - HAMPDEN

NOTES TO FINANCIAL STATEMENTS
(Continued)

JUNE 30, 2021 AND 2020

NOTE 7: RELATED PARTY TRANSACTIONS (Continued)

During the years ended June 30, 2021 and 2020, the Corporation was charged \$27,163 and \$26,066, respectively, by The Housing Foundation - M & D II for office support and office rent. The allocation of these charges was based on a time study performed by M & D II.

✓

The Corporation was also charged by M & D II \$3,507 and \$4,009 for the years ended June 30, 2021 and 2020, respectively, for computer, copier and miscellaneous administrative fees. Computer, copier, and miscellaneous administrative fees are prorated based on the number of housing units managed.

During the years ended June 30, 2021 and 2020, the Corporation was charged \$22,526 and \$21,419, respectively, from The Housing Foundation - M & D II for the Corporation's Tenant Service Coordinator.

NOTE 8: PAYMENT IN LIEU OF TAXES (P.I.L.O.T.)

By reason of a decision of the Maine Supreme Judicial Court in 1987, The Housing Foundation - Hampden, which is financed under Section 223(f) of HUD's program, is exempt from real estate taxation. Although State law permits the imposition of a service fee, also known as a payment in lieu of taxes (P.I.L.O.T.), State law currently limits the amount of such service fee to 2% of gross rent revenues. Thus, for the years ended June 30, 2021 and 2020, the service fee was \$7,493 and 7,345, respectively.

NOTE 9: CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

✓

The Corporation's sole asset is a 30-unit apartment Corporation. The Corporation's operations are concentrated in the multifamily real estate market. In addition, the Corporation operates in a heavily regulated environment. The operations of the Corporation are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated to HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

NOTE 10: CONCENTRATIONS OF CREDIT RISK ARISING FROM CASH DEPOSITS IN EXCESS OF INSURED LIMITS

✓

Financial instruments that potentially subject the Corporation to concentrations of credit risk consist primarily of cash accounts with various financial institutions. These balances fluctuate greatly during the year and can exceed the \$250,000 limit of FDIC coverage. Management regularly monitors the financial institutions, together with their respective cash balances, and attempts to maintain this potential risk at a minimum. At June 30, 2021 and 2020, all cash balances were fully insured.

H-d

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: OHI
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge – George Street

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: OHI

Property Location: 35 George St
Hampden, Maine 04444

Legal Description: Map 23 Lot 70-C
Book 9404 Page 115

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 189,000

Service Charge Due	\$ 2,951.41	Due Date: November 19, 2021
	\$ 1,016.50	Based on financials

When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

OHI
SUMMARY OF PROFIT & LOSS
35 GEORGE STREET
For the Twelve Months Ending Wednesday, June 30, 2021

ACTUAL YTD
2021

INCOME

4010	GRANT REVENUE	\$7,465.00
4020 + 4055 + 4056 +..	SSA/SSI INCOME	18,891.29
4022	TENANT RENT	15,043.16
4100	USDA INCOME - FOOD STAMPS	6,425.74
4070		3,000.00

TOTAL INCOME		<u>50,825.19</u>
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OCCUPANCY COSTS

5561	DEPRECIATION - BUILDING	9,216.87
5410	FOOD	10,133.81
5105	FIDUCIARY FEES	525.00
5411	HOUSEHOLD SUPPLIES	1,226.58
5415	ELECTRICITY	2,070.92
5420	HEAT	1,707.18
5430 + 5438 + 5439	BUILDING MAINTENANCE SUPPLIES	8,442.98
5431 + 5437	GROUNDS MAINTENANCE	1,383.14
5435	WATER & SEWER	1,992.06
5440	EQUIP PURCHASE MINOR	4,467.55
5445 + 5447	EQUIP REPAIR & MAINT	115.33
5455	TELEPHONE	479.88
5573	INSURANCE - FIRE	566.84

TOTAL OCCUPANCY COSTS		<u>42,328.14</u>
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INCOME OVER (UNDER) EXPENSES		<u>8,497.05</u>
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Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: OHI
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge – Patterson Road

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: OHI

Property Location: 143 Patterson Road
Hampden, Maine 04444

Legal Description: Map 5 Lot 39
Book 9144 Page 102

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 144,800

Service Charge Due	\$ 2,261.19	Due Date: November 18, 2021
	\$ 312.96	Based on financials

When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

OHI
SUMMARY OF PROFIT & LOSS
143 PATTERSON RD
For the Twelve Months Ending Wednesday, June 30, 2021

ACTUAL YTD
2021

INCOME

4010	GRANT REVENUE	\$2,376.00
4020 + 4055 + 4056 +...	SSA/SSI INCOME	7,752.00
4022	TENANT RENT	3,120.00
4603	INCOME - PRIVATE OCCUPANCY	2,400.00
	TOTAL INCOME	<u>15,648.00</u>

OCCUPANCY COSTS

5561	DEPRECIATION - BUILDING	6,754.47
5410	FOOD	2,294.85
5411	HOUSEHOLD SUPPLIES	216.53
5415	ELECTRICITY	1,078.50
5420	HEAT	1,737.31
5430 + 5438 + 5439	BUILDING MAINTENANCE SUPPLIES	306.46
5431 + 5437	GROUND MAINTENANCE	802.50
5435	WATER & SEWER	55.00
5440	EQUIP PURCHASE MINOR	2,518.83
5455	TELEPHONE	421.68
5573	INSURANCE - FIRE	264.01
	TOTAL OCCUPANCY COSTS	<u>16,450.14</u>
	INCOME OVER (UNDER) EXPENSES	<u>(802.14)</u>

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: Penquis Mental Health
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: Penquis Mental Health

Property Location: 1012 Carmel Road North
Hampden, Maine 04444

Legal Description: Map 1 Lot 31-A
Book 11872 Page 215

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 173,600

Service Charge Due	\$ 2,710.93	Due Date: November 19, 2021
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When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: Medical Care Development; d/b/a New Communities
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: Medical Care Development; d/b/a New Communities

Property Location: 1282 Kennebec Road
Hampden, Maine 04444

Legal Description: Map 1 Lot 23-A
Book 5818 Page 81

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 469,100

Service Charge Due	\$ 7,325.44	Due Date: November 19, 2021
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When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email: david@hampdenmaine.gov

To: Community Housing of Maine
From: David Johnson, Deputy Treasurer
Date: October 19, 2021
Subject: FY22 Service Charge

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, and M.R.S. Title 36, Chapter 105, the Council approved the following Service Charge fee for the 2021/2022 fiscal year on October 18, 2021.

Property Owner: Community Housing of Maine

Property Location: 177 Canaan Road
Hampden, Maine 04444

Legal Description: Map 5 Lot 27-A
Book 10137 Page 137

2021/2022 Municipal Budget: \$10,925,632 (Original Budget less Gen. Asst. of \$6,000)

Divided By Total Hampden Valuation \$699,645,700 (= 0.0156)

Times the Just Value \$ 187,600

Service Charge Due	\$ 2,929.55	Due Date: November 19, 2021
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When you have completed your financial information for the year ending June 30, 2021, please submit your gross income if you feel the fee exceeds 2% of your gross income. This information should be submitted to my office for review by the Hampden Town Council. An abatement of this charge on that basis would be acted upon by the Council.

In accordance with the Ordinance, any appeal of this Service Charge must be filed with the Board of Assessment Review within 60 days of the date of this notice.

**Memorandum**

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: October 14, 2021
RE: Library reserve request

On September 21st, 2020, Council authorized a library reserve request in the amount of \$4,000 to repair the roof at the library. The material to be used was the same type of rubber roofing that was put on the Skehan Center earlier in the summer. The contractor was not able to begin the library due to the temperatures dropping to a point that the material could not be applied.

Unfortunately, by the time summer of 2021 arrived which would have been conducive to the application, the suppliers could not get the product until recently, due to supply issues as a result of the pandemic. When the contractor removed existing roofing material, there was more damage to the roof than first thought. Additionally, the price on the material had increased.

I am requesting Council approve the additional amount of \$2,000 from the library reserve account 3-763-00 for the roof repair.

Current Account Status

G 3-763-00 RESERVE ACCT / LIBRARY

-18,519.49 = Beg Bal
-9.22 = Adjust

-43.08 = YTD Net
0.00 = YTD Enc

-18,571.79 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	7.80
07	0210		07/31/21		Library	R GJ	0.00	20.36
07	0536		10/07/21		Beg Bal Adjustments	B GJ	0.00	1.42
08	0378		08/31/21		Library	R GJ	0.00	10.12
09	0530		09/30/21		Library	R GJ	0.00	12.59
09	0531		09/30/21		INT FRACTIONAL EDITS	R GJ	0.00	0.01
Totals-							0.00	52.30

Monthly Summary

Month	--Regular Entries--		--Balance Entries--	
	Debits	Credits	Debits	Credits
July	0.00	20.36	0.00	9.22
August	0.00	10.12	0.00	0.00
September	0.00	12.60	0.00	0.00
Totals	0.00	43.08	0.00	9.22

Invoice

Currier Construction
238 Husson Avenue
Unit 2H
Bangor, Maine 04401
207-249-8208
currier00@gmail.com



Date	Invoice #
10/7/2021	65

Bill To

Town of Hampden
Debbie Lozito

P.O. No.

Terms

Due on receipt

Description

Amount

Roof repair of the Edythe Dyer Library. Washed existing roof to be waterproofed. Applied 2" closed cell roof foam to insulate and provide a waterproof barrier on the existing epdm roof. Applied silicone top coat to solidify the waterproofing of the roof. Found damage in the adjacent wall due to animals (nesting in the wall of the building) and repaired damage and insulated wall cavity. Existing roof contained soft spots which were also rectified during the roof repair.

6,000.00

Material costs were up 40% since project was quoted due to Covid related shortages.

3-763-00

Total

\$6,000.00

**Memorandum**

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: October 14, 2021
RE: Recreation Area Reserve

As discussed during the budget sessions, we are currently in the third year of a seven year permit to mitigate stormwater deficiencies and build a parking lot at the Western Avenue Recreation site. Before we could complete the retention areas in the back and on the side of the parking lot, the parking lot had to have at least the surface coat on it per the requirements of our SLOD permit. (Site Location of Development) We accomplished the surface coat this summer. Additionally, the plan called for conduit and lighting fixtures which had to be done prior to and in conjunction with the paving and curb work. This invoice is a request for funding, budgeted during the FY22 budget.

I am requesting authorization for the expenditure of \$9,464.00 from Rec Area reserve to pay Hampden Electric.



337 Perry Road, Suite 1 * Bangor, Maine 04401
Phone (207) 942-6255 Fax (207) 942-5498

FA

INVOICE

code?

SERVICE FOR: Lura Hoit Pool

BILL TO: Town of Hampden
106 Western Ave
Hampden, Maine 04444

Salesperson:	Date:	9/30/2021
Invoice number: 45768-3	Service number:	
Cost estimate:	Date completed:	

PARTS AND MATERIALS

PART NO.	QTY.	PARTS DESCRIPTION	PRICE EACH	AMOUNT
	1	As Per Quote - Remainder Installation of new lights	9,464.00	9,464.00

Total parts and materials: 9,464.00

LABOR

Tax rate: 0.00 %

Tax:

SERVICE PERSON	HOURS	RATE/HOUR	AMOUNT

Total labor:

Tax rate: %

Tax:

Amount due: 9,464.00

COMMENTS



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: October 14, 2021
RE: Changes to Maine Public Employees Retirement System

During the last legislative session several laws affecting retirement accounts were created or amended and one of them is LD 1103, highlighted in the information following this memo. This legislation had to also go before the MPERS Board of Directors which was approved in September. LD 1103 does affect the Town of Hampden and changes made need to either be adopted, or not, by the Council by November 1st. If adopted, you would need to designate me to be able to sign the amended agreement.

In a nutshell, this LD allows the Town to change its plan to allow members who have been employed for five years or more and who previously did not opt in, to now do so. The difference would be that the employee contribution would be post-tax rather than pre-tax. Another provision is that employees who have not been employed for five years must be given the option to join each year during open enrollment, for five years. If they decline, they lose the opportunity to opt in later while they are employed for Hampden.

As stated, the information from our Plan Administrator is on the following pages, and I can answer questions you may have. If approved, the provision paperwork will need to be signed so we can email it to MPERS and begin offering it to the eligible employees.

August 18, 2021

Tammy Ewing
Town of Hampden
106 Western Ave
Hampden, ME 04444

Subject: Important, Time-Sensitive Legislative Changes to the Participating Local District (PLD)
Consolidated Plan – PLD Employers Must Take Prompt Action for the Provision to
Apply to Employees

Dear Tammy Ewing:

This letter contains important information for your Chief Administrative Officer and members of your governing body. You will have to act quickly if you would like to give your employees who have declined MainePERS membership another opportunity to join the MainePERS PLD Consolidated Plan.

MainePERS sent an eBlast communication to PLD employers on August 11 that explains two laws that were enacted during the recent legislative session that make changes to the one-time election requirement. Under this requirement, which comes from federal law, an election by an employee with optional membership to join or not join MainePERS is irreversible for as long as the employee is with the same employer. One of the newly enacted statutes, specifically PL 2021, c. 286, applies to you and creates an exception to the one-time election requirement that does not conflict with federal law. It does this by making employee contributions after-tax for employees joining the plan under the law. **That means that if this law is adopted into your plan, you will have to withhold and report employee contributions as pre-tax or after-tax depending upon how the employee entered the plan.**

The new law will become part of your plan only if adopted through rulemaking by the MainePERS Board of Trustees and by you through formal action of your governing body and an amendment of your participation agreement with MainePERS. The Board of Trustees is expected to consider adopting the new law on September 9, 2021.

The provisions of the new law permit any PLD employee who has declined membership in the Plan to have another opportunity to join the Plan prospectively effective November 1, 2021. PLD employers will need to take action before November 1, 2021 for the provision to apply to their employees who have been employed in an eligible position for 5 or more years. It also allows PLD employees to have an annual open enrollment opportunity during their first five years of employment beginning in 2022. Employee contributions for those who join the Plan under this provision are paid with after-tax dollars.

As stated above, the provisions of this new law must be formally adopted by the MainePERS Board of Trustees through its rulemaking process prior to being fully implemented.

Additional information on this process was provided to employers in the August 11 eBlast communication and is available on our website at www.mainebers.org. We are providing you with this information now so you have time to decide whether to adopt the provision for your employees and for your governing body to take any necessary action to adopt the provision before the November 1, 2021 deadline. Suggested language to be used in the certified action is enclosed for your convenience should you decide to adopt this provision for your employees.

Please contact Deanna Doyle at Deanna.Doyle@mainepers.org or by phone at 1-800-451-9800 if you have questions about this new provision or how to adopt it for your employees.

Sincerely,



Deanna Doyle, PLD Plan Administrator and Business Unit Leader
Service Programs Division

Enclosure

CC: Employer File, P0151

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



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COPY

October 14, 2021

To see if the Town of Hampden will vote to adopt the provisions of 5 M.R.S. § 18252-C (PL 2021, Chapter 286) as allowed by MainePERS Rule Chapter 803.

The Town of Hampden agrees:

- 1) To adopt the provisions of 5 M.R.S. §18252-C as enacted by PL 2021, Chapter 286 as allowed by MainePERS Rule Chapter 803 for its non-participating employees with optional membership who previously declined to participate in MainePERS ("eligible employees") and to comply with the following requirements:
 - a. To offer by November 1, 2021 the opportunity to join MainePERS prospectively to all its eligible employees who have been employed for 5 years or more, to advise these employees that this will be their only opportunity to join, and to provide MainePERS with documentation of each eligible employee's election; and
 - b. Beginning in 2022, to annually offer eligible employees who have been employed for less than 5 years, and in 2022 eligible employees who had reached 5 years of employment between November 1, 2021 and November 1, 2022, the opportunity to join MainePERS on a prospective basis during an open enrollment period from September 1 st through November 1 st and to provide MainePERS with documentation of each election made by eligible employees under this provision: and
 - c. To withhold employee contributions for employees who join under this provision after all taxes have been withheld, and to remit them to MainePERS as after-tax contributions.
- 2) To authorize Paula Scott, Hampden Town Manager, to sign the Amended Agreement between the Employer and the Maine Public Employees Retirement System.

Article approved as written.
